



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
JULY 12, 2016, 7:30 p.m.
AGENDA

I. CALL TO ORDER

II. ANNOUNCEMENTS: Meeting is being recorded by MCTV (if applicable)

III. ROLL CALL

IV. NEW HEARINGS:

- A. #16-37: Chris Treantafel:** The petitioner is seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws, to reconstruct and expand the front portion of his dwelling that was struck by a tree with a 7' x 24.5' addition that will be no more non-conforming than the existing dwelling on the property located at 30 Edward Street, which is further identified on the Assessors' maps as parcel L05-29-04 and is located in an R-3 zoning district.
- B. #16-38: Marian J. MacLean:** The petitioner is seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to construct a 12' x 12' three-season porch on the existing deck that will not bring the existing property into any greater non-conformity on the property located at 51 Bay Avenue, which is identified on the Assessors' Maps as parcel M04-16-02 and is in an R-3 zoning district.
- C. #16-23-2: Town of Marshfield, Harbormaster:** The petitioner is seeking, to the extent required, a Variance in accordance with Article X, Section 10.11, for relief from Article XIII, Coastal Wetlands District, §§13.02.2, 13.02.3 of the Marshfield Zoning Bylaws, to allow the town to raze and reconstruct the existing Harbormaster's building and related improvements located at 0 Cherry Street/100 Central Street, Marshfield, MA which said relief is also sought in accordance with other relief in Case #16-23 said property is also identified on the Assessors' Maps as parcel M06-09-03B and is located in the R-3 and Coastal Wetlands District.

V. CONTINUED HEARINGS:

- A. #16-23: Town of Marshfield, Harbormaster:** The petitioner is seeking a Special Permit in accordance with Article X, Sections 10.10 and 10.12 of the Marshfield Zoning Bylaws to reconstruct the Harbormaster's Maritime Building in place of the existing Harbormaster's offices; or in the alternative, a Variance in accordance with Article X, Section 10.11 of same for relief from the Dimensional and Density Regulations of Article VI, specifically 6.10 to allow a rear setback of 25', and Site Plan Approval under Article XII, Section 12.02 of the Town Bylaws to reflect the proposed changes described, on the property located at 0 Cherry Street and 100 Central Street, which is identified on the Assessors' Maps as parcel M06-09-03B and is located in the R-3 zone.

VI. CONTINUED HEARINGS:

- A. #16-22: Tom Kyle:** The petitioner is seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to demolish the existing 22' x 46' home & 18' x 20' detached garage that does not satisfy any setback requirements and replace it with a new 40' x 30' new home which will conform with all but one setback requirement, but will be no more non-conforming to that setback than the existing dwelling currently is on the parcel located at 142 Nantasket Street, which is identified on the Assessors' maps as parcel J10-07-08 and is in an R-2 zone.

Please note that the Board may act on agenda items in a different order than they appear on this agenda unless it is a duly noticed and advertised public hearing, which is scheduled for a specific time on the agenda; it shall begin on or after the scheduled time. Interested persons are advised that, in the event any general agenda matter taken up at this meeting remains unfinished at the close of the meeting, it may be put off to a continued session of this meeting or to a subsequent meeting without further notice by mail or publication. In the event a public hearing which has started remains unfinished at the close of the meeting, the Board may continue the matter to date and time certain with or without further notice by mail or publication.



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- B. #16-15: Martha Roderick, Trustee, Another Realty Trust:** Upon remand from the Land Court, the Board of Appeals will hear the petitioner's request is seeking Site Plan approval in accordance with Article XII, Section 12.02 and a Special Permit pursuant to Section 10.12 and a finding pursuant to M.G.L. c. 40A §6 to reconstruct two pre-existing, non-conforming principal structures. The Petitioner is also seeking a Special Permit in accordance with Section 10.10 of the Marshfield Zoning Bylaws as required by Article V, section 5.04 Table of Uses, Retail and Service, subsection 2.a. for the property located at 2104 Ocean Street, which is identified on the Assessor's Map as G8 Block 5 Lot 7, which lies within the B2 Business Highway zoning district.
- C. #16-11: Argo Realty Trust, 853 Plain St., D10-02-11, I-1 zone and WRPD:** Site Plan (12.02), SP (10.12 or 10.10) per Accessory Use #4, to raze the existing accessory rear bldg., construct a new 7,500sf accessory bldg w/ all relative site work (parking areas, stormwater basins, utilities and grading); calculations of impervious surface are within allowable limits of XIII.

VII. CLOSED HEARINGS / UNDER ADVISEMENT:

- A. #16-30: Timothy & Elaine Shanahan:** The petitioners are seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to reconstruct the existing garage to convert it to a 24' x 24' one-story family room on a concrete foundation, and to add a 12' x 10' bathroom to the rear of the existing structure and to add a 12' x 22' sunroom on to the south side of the new family room and a 12' x 14' open deck on the east side of side on the property located at 34 Marginal St. Rear, which is further identified on the Assessors' maps as parcel M05-10-15 and is in an R-3 zoning district.

VIII. Discussion regarding lack of maintenance / upkeep of landscaping requirements throughout Town (with Walgreen's if applicable)

IX. ANY OTHER BUSINESS NOT REASONABLY ANTICIPATED BY CHAIR IN ADVANCE

X. APPROVAL OF ANY MINUTES

XI. ADJOURNMENT: NEXT REGULARLY SCHEDULED MEETING WILL BE July 26, 2016 at 7:30 p.m.

Please note that the Board may act on agenda items in a different order than they appear on this agenda unless it is a duly noticed and advertised public hearing, which is scheduled for a specific time on the agenda; it shall begin on or after the scheduled time. Interested persons are advised that, in the event any general agenda matter taken up at this meeting remains unfinished at the close of the meeting, it may be put off to a continued session of this meeting or to a subsequent meeting without further notice by mail or publication. In the event a public hearing which has started remains unfinished at the close of the meeting, the Board may continue the matter to date and time certain with or without further notice by mail or publication.